



DRAFT

## Design District Review Team

### MINUTES

January 26, 2009  
Conference Room B  
Ground Floor, City Hall

**Members Present:** John Compton, Appearance Commission  
Teri Danner, Planning  
Joe Jackson, City Appointee  
Kevin Lilley, General Services/Urban Forestry (Chair)  
John Paces-Wiles, General Services – alternate  
Henri Prosperi, County Appointee  
Doreen Sanfelici, General Services  
Sara Young, Planning  
Ed Venable, Public Works

**Members Absent:** Alan DeLisle, Economic Development (unexcused)

**Staff Present:** Joanne Gordon, Planning  
Anne Kramer, Planning

**Guests Present:** Tucker Bartlett, Scientific Properties  
Steve Hess, Scientific Properties  
Kristen Johnson, Scientific Properties  
Natalya Kashper, DUB Studios  
Jim Lowe, E & L Realty  
Michael Piper, DUB Studios  
George Stanziale, HadenStanziale, PA.  
Mike Tarrent, HadenStanziale, PA.

**I.** Chair Lilley called the meeting to order at 1:36 p.m.

### **II. Approval of Minutes**

**MOTION:** To approve the minutes from January 12, 2009 (Mr. Prosperi, Ms. Danner, 2<sup>nd</sup>).

**ACTION:** Motion carried, 7-0 (Mr. Compton and Mr. Jackson not yet present)

### **III. Adjustments to the Agenda**

None

## IV. Site Plan Re-Review

### Van Alen [Formerly Mangum Street] (D0700513)

Michael Piper of DUB Studios presented the revised project to the Team. The presentation addressed the items identified by the DDRT at the previous meeting as follows.

#### **1.1.3 l-m - Urban public space, particularly for the corner of Jackie Robinson Drive and Roxboro Road**

Block C parking deck: The applicants presented a view of the southeast corner from the NC 147 off ramp depicting bold signage, an enhanced landscape area, and parking garage materials to match the rest of the project.

Open space: The applicants presented a drawing depicting a curvilinear pedestrian path with seating and waste receptacles along the South Roxboro Street open space.

Landscaping along sewer easement: Trees, shrubs, and ground cover were shown in the South Roxboro Street open space.

#### **1.1.11 h - Minimize street frontage of parking lots**

A waiver of this standard was requested due to the temporary nature of the Phase I parking lot and the large size of the block.

**MOTION:** To recommend approval of the waiver of Standard 1.1.11h. (Ms. Young, Mr. Prosperi 2<sup>nd</sup>)

**ACTION:** Motion carried, 9-0

#### **1.1.13 f - Wrap ground level parking with retail, particularly for Jackie Robinson Drive and Roxboro Road and for the portion of the deck that will terminate the shopping area**

A waiver of this standard was requested as the main pedestrian access to and through the site is along Dillard Street and along the internal shopping street.

#### **1.2.6 g - 70% ground floor shall have pedestrian uses**

A waiver of this standard was requested as the main pedestrian access to and through the site is along Dillard Street and along the internal shopping street.

**MOTION:** To recommend approval of the waiver of Standards 1.1.13f and 1.2.6g. (Ms. Young, Mr. Prosperi 2<sup>nd</sup>)

**ACTION:** Motion carried, 9-0

#### **1.2.8 h - Vertical window elements**

A waiver of this standard was requested as the proposed architecture strives to be contemporary.

**MOTION:** To recommend approval of the waiver of Standard 1.2.8h. (Mr. Prosperi, Ms. Young 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-1 (with Danner voting no)

#### **1.2.12 b - Design Elements, particularly awnings and canopies**

The applicants presented renderings depicting canvas awnings over light metal frames.

### **1.2.13 j - Screening of utility areas**

The applicants presented elevations of the metal screen doors to be used at the loading docks, as well as the low brick walls proposed to screen transformers.

### **2.2.8f – Bench requirement in urban public spaces**

The applicants proposed a variation of this standard to allow the clustering of the seating in the larger “non-designated open space” plaza.

**MOTION:** To accept the variation of Standard 2.2.8f as it will locate the seating in more functional areas. (Ms. Young, Mr. Jackson 2<sup>nd</sup>)

**ACTION:** Motion carried, 9-0

### **UDO Section 4.8.5B.1.a – Additional height request**

The applicants are requesting that the Development Review Board approve an additional 30 feet of height for the residential/hotel building.

**MOTION:** To recommend approval of the additional height. (Mr. Lilley, Mr. Prosperi 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-1 (with Danner voting no)

The Team noted the need to screen the dumpster and a few visible transformers inside the service court. The applicant provided more specific information on building materials, calling out a palette of aluminum panels, glass, and tan brick.

**MOTION:** To recommend approval of the site plan with the requested waivers and additional height request. (Mr. Prosperi, Mr. Jackson 2<sup>nd</sup>)

**ACTION:** Motion carried, 9-0

## **V. Unfinished Business**

None

## **VI. New Business**

### **Elections of Officers**

**MOTION:** To suspend the rules and elect Kevin Lilley as Chair. (Mr. Prosperi, , 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-0

**MOTION:** To elect Doreen Sanfelici as Vice-Chair. (Mr. Prosperi, Mr Jackson 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-0

## **VII. Adjournment**

The meeting was adjourned at 2:38 p.m.

Respectfully submitted,  
Joanne Gordon, Planning